

P&Z / BUILDING DEPARTMENT MAY 2018 MONTHLY REPORT

P&Z COMMISSION MEETING MAY 22, 2018

Present: Planning and Zoning Commissioners Sarah Murphy, Debi Renfroe, Brett Nolan, Toby Spencer, Ken Collins and Joe Clark.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown, and Administrative Assistant Geneva Walker.

1. Approval of Minutes from the April 26, 2018 called meeting. *Motion to approve – Collins, Second –Renfroe **Approved unanimously.***

OLD BUSINESS:

2. Downtown Hotel – 139 Hwy 85 N. – Parcel ID 0530 1036 – Development Plans to construct a 4-story hotel in the Main Street District. #18-012. *Commissioner Nolan recused himself. Motion to table to June 26, 2018 Meeting – Renfroe, Second – Spencer. **Approved unanimously.***

Commissioner Nolan returned to council chambers to rejoin the meeting.

3. Williams Property – 1129 & 1137 Hwy 54 W. – Parcel ID Numbers 0521 088, 0521 077, 0521 005, 0521 016 and 0528 043 – Rezoning Application from R-70 (Single Family Residential) to PCD (Planned Community Development) for Mixed-Use Development. File #18-005. *Commissioner Collins made motion to make recommendation for approval to Mayor and City Council with the following conditions:*

1. All staff recommendations must be met.
2. Add an additional 25-foot zoning buffer.
3. Outdoor dining restaurants be allowed only on sides facing interior roadways that are not adjacent to any lake setbacks.

Commissioner Nolan made a friendly amendment to add the following conditions:

4. Make all sidewalks on main thorough fare inside the development 15 feet multi-use paths.
5. No multi-family housing will be allowed.
6. Per city engineer's recommendation, treat site as if it is located on an impaired stream segment and require all the additional protective measures that would be used on an impaired stream segment. Commissioner Collins accepted amendments. Second Renfroe. **Approved unanimously.**

4. Maggie's Place – 740 Hwy 54 East – Parcel ID 0524 025– Preliminary Plat application for 21 detached single-family lots. File #18-009. *Motion to approve –Nolan, Second Spencer. **Approved unanimously.***

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NEW BUSINESS:

5. Pinewood Forest – 467 Veterans Parkway. – Parcel ID 0535 009 – Rezoning Application for 0.9 acres from OI (Office and Institutional) to PCD (Planned Community Development). File #18-011. [Motion to make favorable recommendation to Mayor and City Council – Collins, Second – Nolan. *Approved unanimously.*](#)
6. Promenade – 150 & 160 Promenade Parkway – Parcel ID 0538 088 – Development Plans to construct two 5,000 square foot office warehouses. [Motion to approve with the following condition:](#)
 1. [Provide Stormwater Maintenance Agreement prior to receiving certificate of occupancy. –Collins, Second – Nolan. *Approved unanimously.*](#)

Variance to reduce required perimeter landscaped buffer from 10 feet to 0 feet for all lots and require a 10 foot perimeter landscaped buffer around the exterior lots. File #18-010. [Commissioner Collins made motion to approve the reduction of the 10-foot perimeter buffer. Chair Murphy made friendly amendment to require a 10-foot perimeter buffer around the exterior lots. –Commissioner Collins accepted amendment. – Second Spencer. *Approved unanimously.*](#)

WORK SESSION ITEMS:

7. Banks Station. – Development Plans. (Brixmor Development) – Development Plans for 2,418 square foot restaurant with drive thru to be located within Banks Station. (Owner's build out). File #18-013. [Mrs. Gardiner reported the applicant, Brixmor Banks Station, LLC, submitted development plans to allow a proposed tenant \(Del Taco\) to construct a new 2,418 square foot restaurant within the existing shopping center located at 101 Banks Road or Banks Station. The location is approximately 0.74+/- acres and is part of the shopping center parking lot. The property is zoned C-3 \(Highway Commercial\). This is one of two separate site plans for the proposed restaurant project. Brixmor Banks Station, LLC is the owner responsible for the entire Banks Station center property. Ingenium Enterprises is the entity that will be responsible for constructing the restaurant building. Staff met with the representatives of the shopping center \(Brixmor\) and Del Taco \(Ingenium\). Because two separate entities would be performing work that could occur at different times, staff determined that two separate site plans are needed. Staff also found several issues with the initial development plans submitted and gave the applicant the comments to make the necessary corrections. This is a work session item; therefore, staff has no recommendation at this time. The applicant needs to work with staff to address comments. Chair Murphy asked if the variance for the 8-foot buffer was still on the table. Mrs. Gardiner explained that the applicant has revised the plans and have incorporated the 8-foot buffer. Chair Murphy asked if this was not a part of an](#)

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out-parcel. The applicant clarified that it was not. Chair Murphy indicated the applicant should work with staff to address comments.

8. Del Taco— Development Plans. (Ingenium Enterprises Inc.) – Development Plans for 2,418 square foot restaurant with drive thru to be located within Banks Station. (Tenant’s build out). File #18-014. Mrs. Gardiner reported the applicant, Ingenium Enterprises, a proposed tenant for Banks Station, submitted development plans to construct a new 2,418 square foot Del Taco restaurant within the existing shopping center located at 101 Banks Road or Banks Station. The location is approximately 0.74+/- acres and is part of the shopping center parking lot. The property is zoned C-3 (Highway Commercial). This is the second of two separate site plans for the proposed restaurant project. Ingenium Enterprises is the entity that will be responsible for constructing the restaurant building, while Brixmor will be responsible for the shopping center parcel. Barry Rodenstein on behalf of Del Taco came before the Planning and Zoning Commission on November 28, 2017 requesting a Special Exception to allow the construction of the restaurant with a drive-through at this location. The applicant also requested a Variance to reduce the number of parking spaces from 32 spaces to 29 spaces, and to remove the required eight-foot foundation buffer. Planning and Zoning Commission approved the Special Exception to allow a restaurant with a drive-through, and also approved the Variance to reduce the number of parking spaces from 32 to 29 spaces. However, the Planning and Zoning Commission did not render a decision on the variance request to remove the required eight-foot foundation buffer, but instead upon staff’s recommendation tabled this request until the applicant submitted full, engineered site plans. The applicant has since revised the site plan that will accommodate the required foundation buffer and will no longer seek a variance. The applicant also does not foresee any disturbance of the existing highway corridor buffer.

Staff met with the representatives of the shopping center and Del Taco. Because two separate entities would be performing work that could occur at different times, staff determined that two separate site plans would be needed. This is a work session item therefore, staff has no recommendation at this time. The applicant needs to work with staff to address comments. The applicant was asked about the elevations submitted. The applicant explained that the colors have been toned down. The applicant explained what they are looking at on the drive through side is not signage, but panels that will be used to display pictures. Chair Murphy called for any other questions or comments. There was none.

STAFF REPORTS:

None

Adjourn: Chair Murphy called for a motion to Adjourn.

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Motion: Nolan

Seconded: Spencer

Vote: Unanimous

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

No Art & Architectural Advisory Committee activity for the month of May 2018.

	RETAIL	INDUSTRIAL	OFFICE
4 th Q 2018	5.77%	7.00%	8.73%
1 st Q 2018	6.78%	7.00%	8.73%
2nd Q 2018	6.78%	7.00%	8.73%
3rd Q 2018	6.78%	7.00%	8.73%

Overall Vacancy Rate = 7.28%

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Projects Reviewed by the Planning and Zoning Commission			
Project Type	May 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	2	3	4
Preliminary Plat	1	4	1
Site Development Plan	1	8	8
Elevation Plan	0	1	8
Variance	1	6	6
Special Exception	0	1	8
Amendment to the Zoning Ordinance	0	3	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	0	1	0
Totals	5	27	43

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**BUILDING PERMIT ACTIVITY REPORT
APRIL 2018**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2018	YEAR TO DATE 2017
123	Permits/Inspection Fees	\$23,126.41	\$148,518.35	\$110,465.67
8	Impact Fees	\$10,989.66	\$272,768.61	\$81,424.80
131	TOTALS	\$34,116.07	\$421,286.96	\$191,708.47

NEW RESIDENTIAL ACTIVITY			
	May 2018	YEAR TO DATE 2018	YEAR TO DATE 2017
New Single Family Permits Issued	7	34	14
Single Family CO's Issued	3	42	9

FORECLOSURE STATISTICS

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	1.83
Actual	11	0.92

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4	2	3	2	2									2.6
Actual	1	0	1	1	0									0.6

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SUBDIVISION LOTS PERMIT STATUS 2000 – 5/31/2018

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	40	5
The Villages at Lafayette	January 2002	173	117	56
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forest Phase 1	March 2017	166	52	114
Oakleigh Manor	October 2016	77	29	48
TOTAL	TOTALS	1199	966	233